

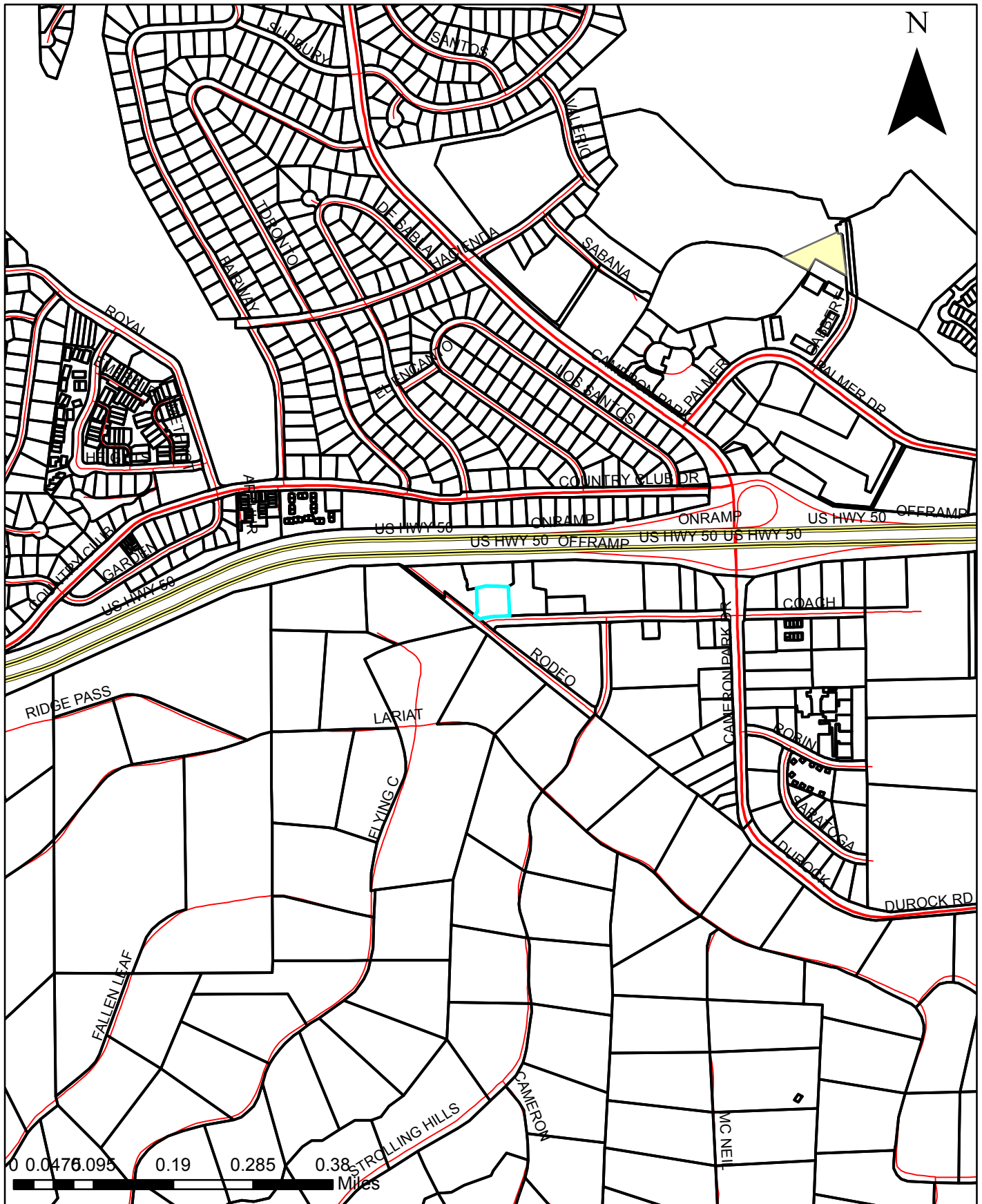


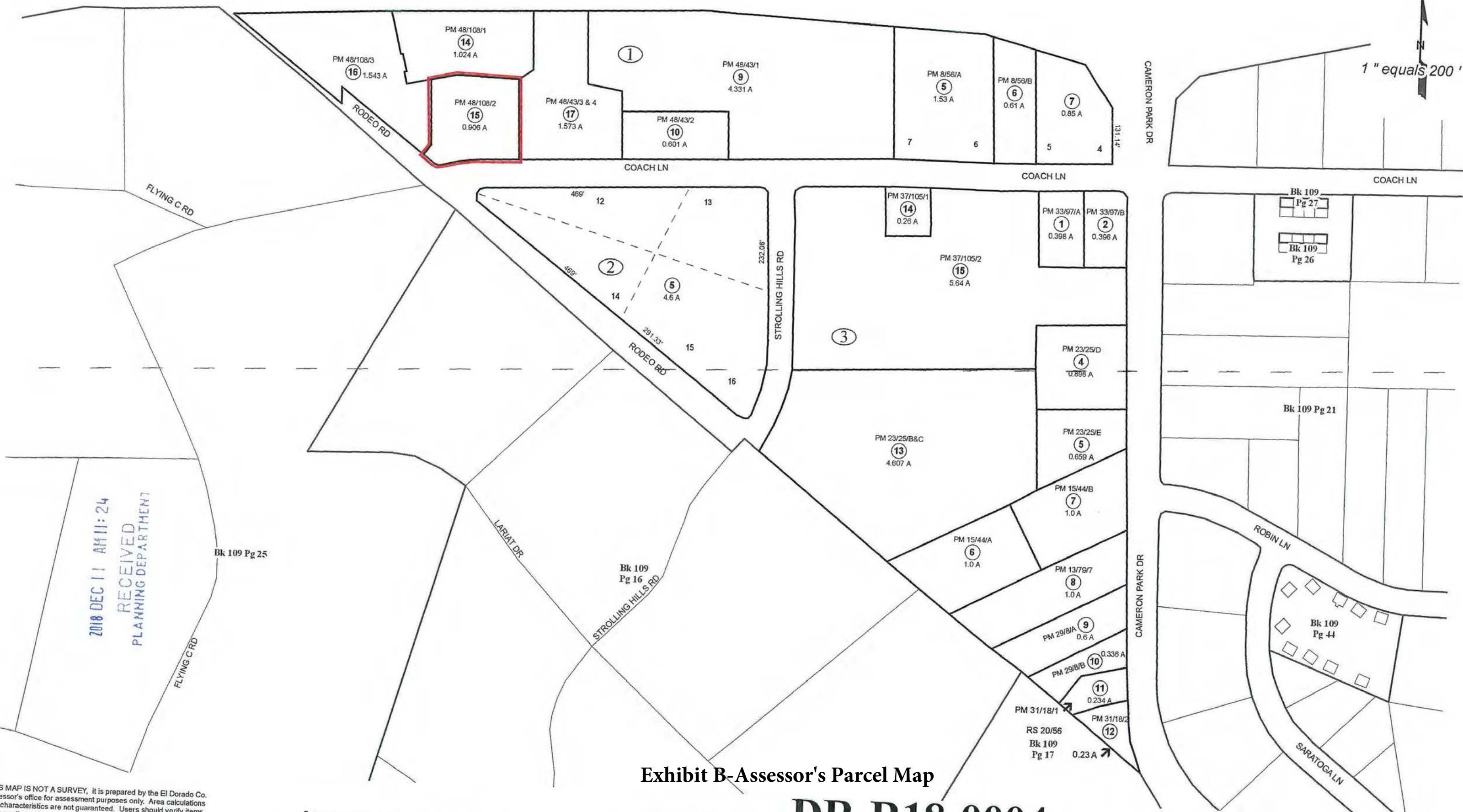
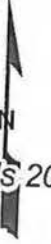
Exhibit A-Location Map

POR. SECS. 3 & 10, T.9N., R.9E., M.D.M.
CAMERON PARK EAST SHOPPING CENTER
D-77

US HWY 50

109:20

1" equals 200'



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Bk 109 Pg 25

Bk 109
Pg 16

Bk 109 Pg 21

Bk 109
Pg 44

Exhibit B-Assessor's Parcel Map

DR-R18-0004

Acreages Are Estimates

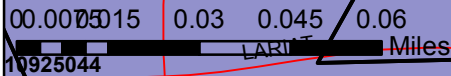
Adjacent Map Pages Shown in Grey Text
Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Rev. Mar. 16, 2006

Assessor's Map Bk 109, Pg. 20
County of El Dorado, CA

THIS MAP IS NOT A SURVEY, it is prepared by the El Dorado Co. Assessor's office for assessment purposes only. Area calculations and characteristics are not guaranteed. Users should verify items such as dimensions and acreage.

Users make use of this depiction at their own risk.



19-0739 D 3 of 9

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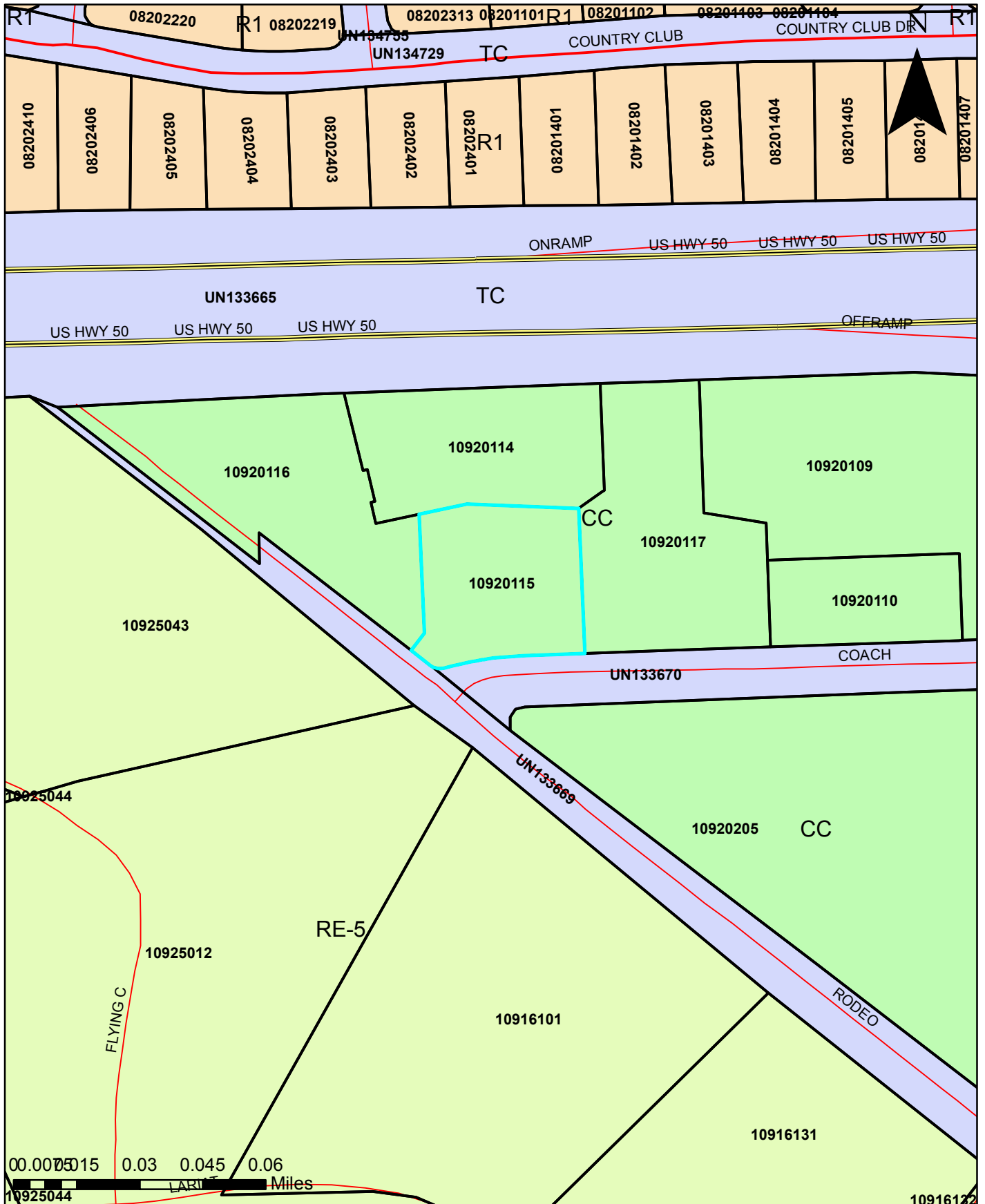


Exhibit D-Zoning Map

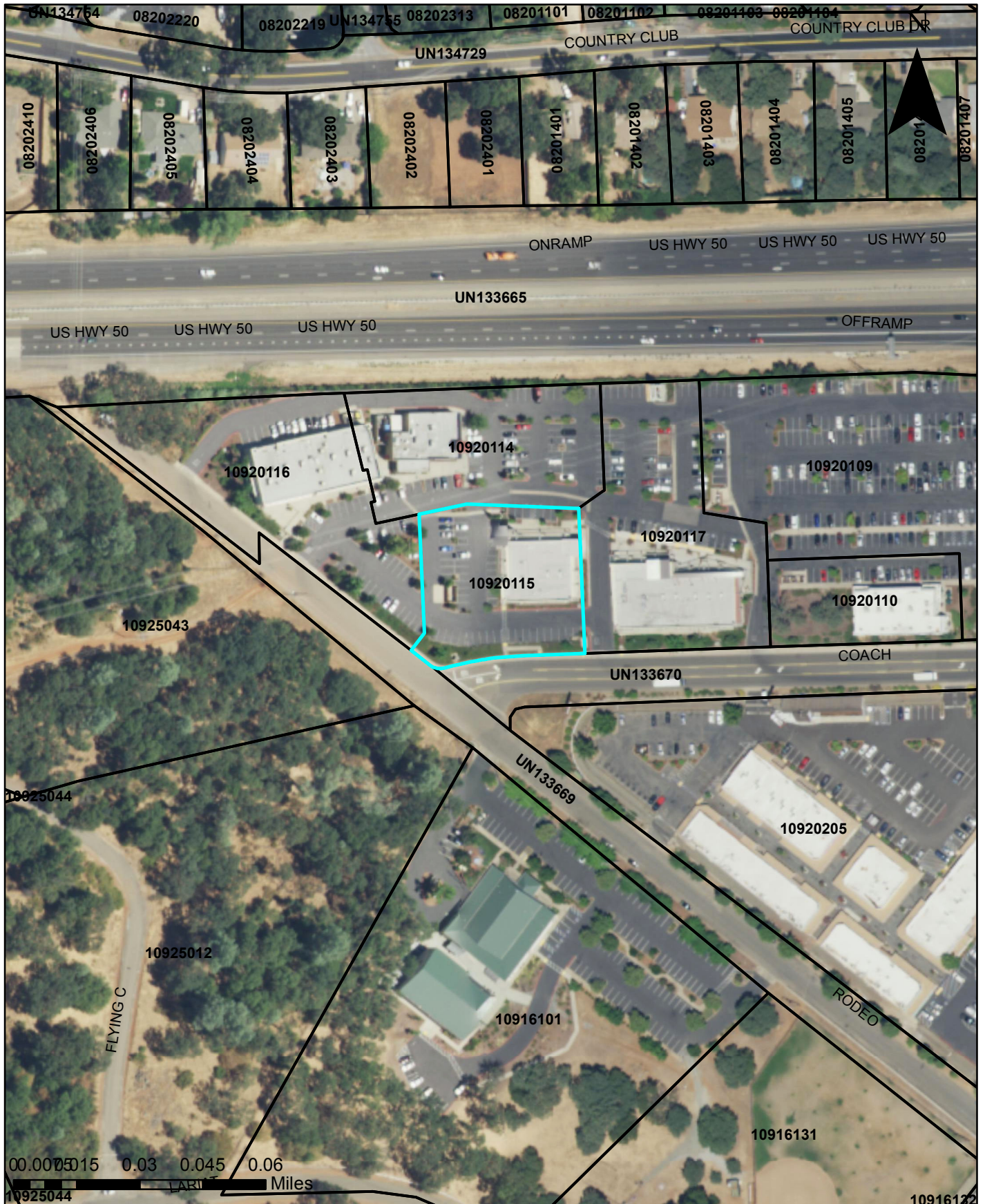


Exhibit E-Aerial Map

DR-R18-0004

19-0739 D 6 of 9

3291 COACH LANE, SUITE A, CAMERON PARK, CALIFORNIA

PROJECT DESCRIPTION	EXISTING BUILDING WITH NEW DRIVE THROUGH	
JURISDICTION	EL DORADO COUNTY	
ZONING	CC - COMMERCIAL, COMMINITY	
PARCEL NO.	005-001-5	
OCCUPANCY TYPE	RETAIL AZ	
6.16 AREA	4.506 ACRES	
TRACT AREA	7.544 SQUARE PER	
BUILDING AREA	1) EXIST 2 BAY INLOW MATERIALS 1,470 SQ 2) NEW 1 BAY MATERIALS TRANSIT 2,730 SQ 3) NEW 2 BAY MATERIALS TRANSIT 2,730 SQ 4) TOTAL 6,930 SQ	
IN FUTURE TRAIL BUILDING, SECTION 107, LOT 10, 11, 12	34.32	
10 BUILDING TOTAL	6,930 SQ	
RETAIL USE INFO	STANDARD	
NO. OF OPERATION	BAYMPT	
TOTAL NUMBER OF EMPLOYEES 20	EMPLOYEES PER BAYMPT 5	
BUILD HEIGHT	MAX 30	
PARK	MAX PARK + 35	
FLOOD ZONE	ZONE X	

SCALE: 1" = 100'-0"

COWNER
VALLEY HARB PARTNERS LLC
P.O. BOX 10000
WEST WATKINSVILLE, GA 30087
PH (770) 571-7241
ATTN: PHILIP COWNER

CIVIL
NORTHWEST RANCH DEVELOPMENT, SUTES 205
CHICAGO, IL 60604
PH (773) 607-3550
ATTN: ROBIN LEPERMAN

ARCHITECT
PLANNERS & ASSOCIATES
ARCHITECTS INC.
400 S FIRST STREET
WACO, TEXAS 76798
PH (817) 661-7500
ATTN: BILL MCGOWAN

LANDSCAPE
SARAH HERRICK LANDSCAPE ARCHITECT
400 S. CHICAGO AVE. #2
SUITE 500 FIVE FL
ROCKFELL, ILL. 60410
PH (708) 771-7235
ATTN: GARY HUMMER

[illegible]

AC 111-10 = 307-24

DRAIN	M 4 A
CHECKED	M 4 A
DATE	10-21-2008
SCALE	NOTED
JOB #	17-114
BY GERT	
DR-0	

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Exhibit G-Elevations

MATERIAL SCHEDULE	
1	(E) TUBE STEEL CANOPY FRAME (FOR REFERENCE ONLY)
2	(E) SPLIT FACE CMU VENEER 8 1/2" x 8" BY CALSTONE, W/ CLEAR WATER REPELLANT COATING (FOR REFERENCE ONLY)
3	CEMENT PLASTER BY LAHABRA OR EQUAL, W/ INTEGRAL COLORED ELASTOMERIC WATER REPELLANT COATING TO MATCH COLOR INDICATED. STEEL TROUSSEL FINISH.
4	METAL ROOF BY AEP SPAN DESIGN SPAN BATTEN 24" W x 24 GA. PANELS W/ SNAP SEAM CONSTRUCTION
5	STOREFRONT FRAME AND DOOR TO MATCH (E)
6	ALUMINUM BREAK METAL TO MATCH STOREFRONT
7	WROUGHT IRON GUARDRAIL TO MATCH (E)
8	STOREFRONT GLAZING
9	BUILDING MOUNTED SIGNAGE (BY OTHERS)
10	CEMENT PLASTER EXP. JOINT.
11	2" METAL REVEAL - PRIME & PAINT.
12	(N) STEEL CANOPY
13	(E) ADDRESS NUMBERS (RELOCATED)
MATERIAL FINISH	
A	PAINT: ICI "146" "LANTARD"
B	DUNN EDWARDS DE6164 "CANARY ISLAND"
C	PAINT: ICI "91" "SHAKER VILLAGE"
D	AEP SPAN "COOL METALIC CHAMPAGNE"
E	CLEAR ANODIZED
F	FACTORY FINISHED "BLACK"
G	CLEAR
H	MATCH ADJACENT MATERIAL FINISH/COLOR
I	EXISTING TO REMAIN

REVISIONS

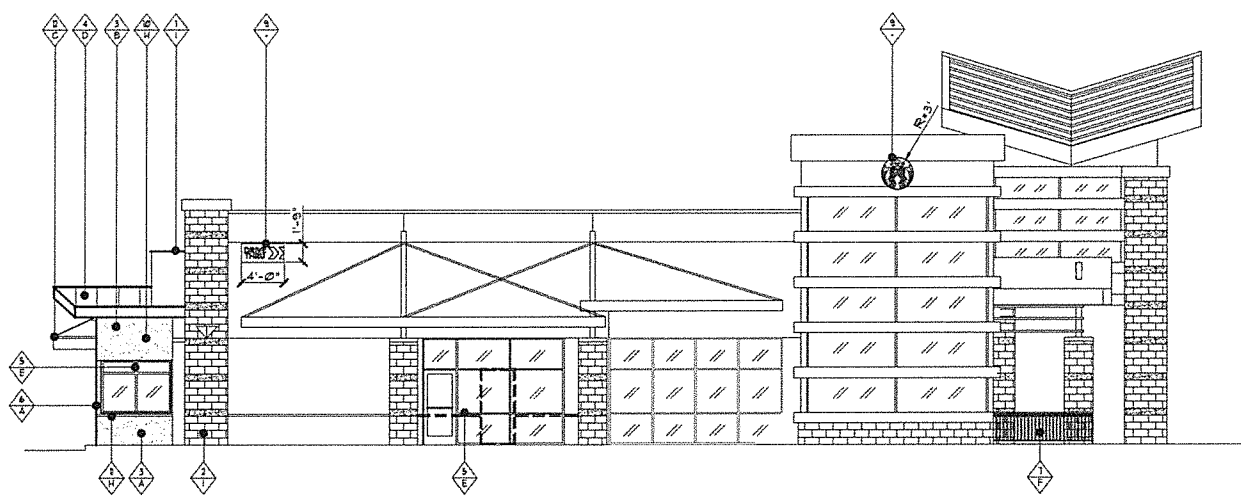
PROPOSED SHELL IMPROVEMENTS FOR:
STARBUCKS
3131 COACH LANE, SUITE A
CAMERON PARK, CA

McCANDLESS & ASSOCIATES ARCHITECTS, INC.
428 W 19th Street, Suite 224
Woodland, CA 95696
WOODLAND OFFICE
PH: (916) 663-3146

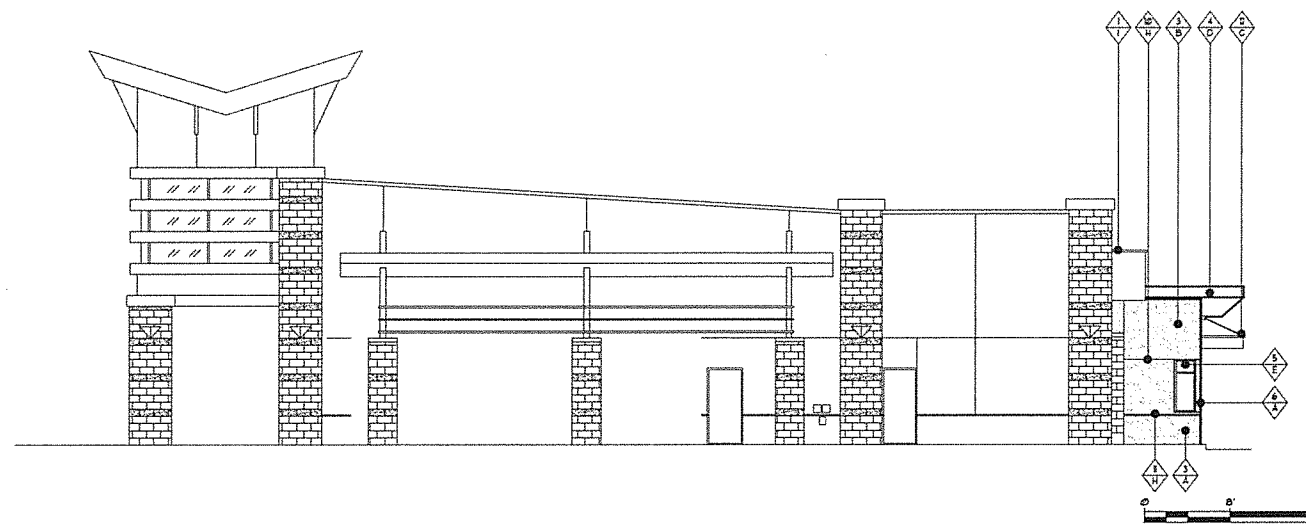


DESIGN REVIEW

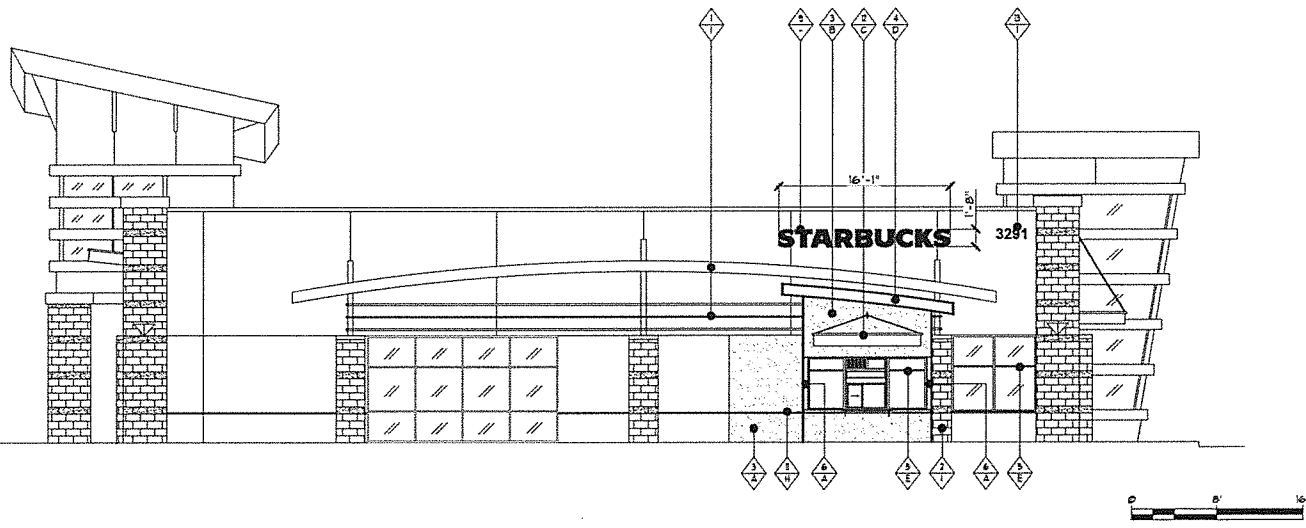
DRAWN	M & A
CHECKED	M & A
DATE	10-21-2018
SCALE	NOTED
JOB #	17-114
SHEET	DR-2



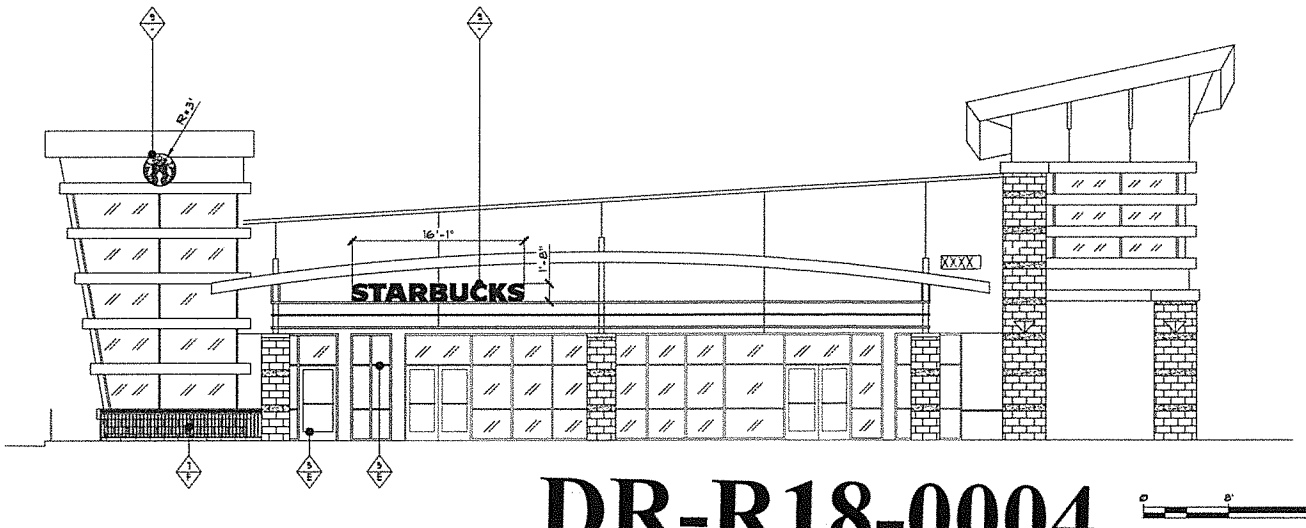
4 PROPOSED WEST ELEVATION



2 PROPOSED EAST ELEVATION



3 PROPOSED SOUTH ELEVATION



1 PROPOSED NORTH ELEVATION

DR-R18-0004

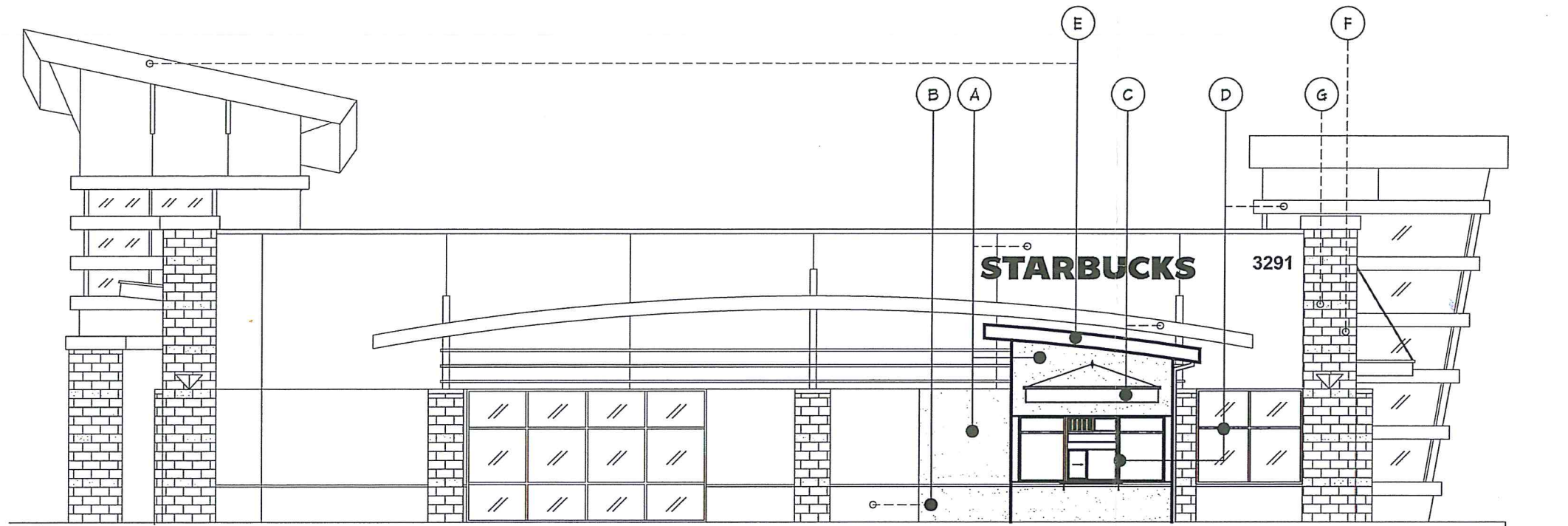


McCANDLESS & ASSOCIATES ARCHITECTS, INC.
428 1/2 FIRST STREET, SUITE 204 Δ WOODLAND, CA 95695

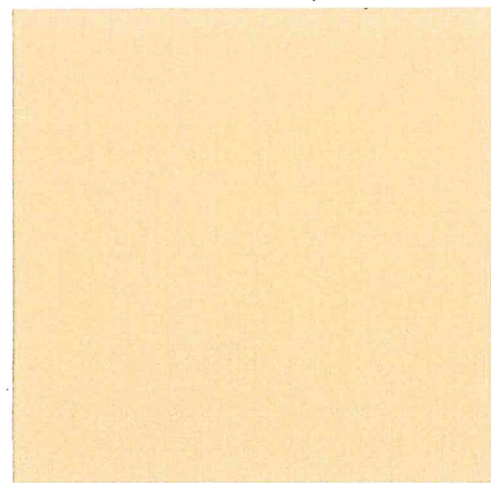
Exhibit H-Materials Board

COLORS AND MATERIALS STARBUCKS SHELL IMPROVEMENTS

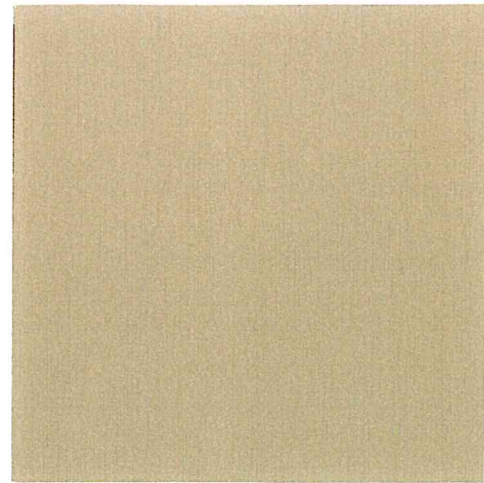
3291 COACH LANE
CAMERON PARK, CA JANUARY 2019



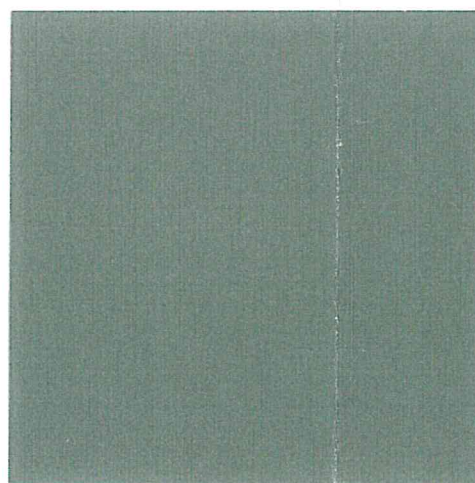
PROPOSED SOUTH ELEVATION



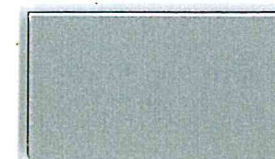
A - STUCCO WALL COLOR -
PAINT TO MATCH (E):
DUNN EDWARDS "CANARY ISLAND"
DE6164



B - STUCCO WAINSCOT COLOR
PAINT TO MATCH (E):
ICI #146 "LANYARD"



C - METAL CANOPY COLOR
PAINT TO MATCH (E):
ICI #21 "SHAKER VILLAGE"



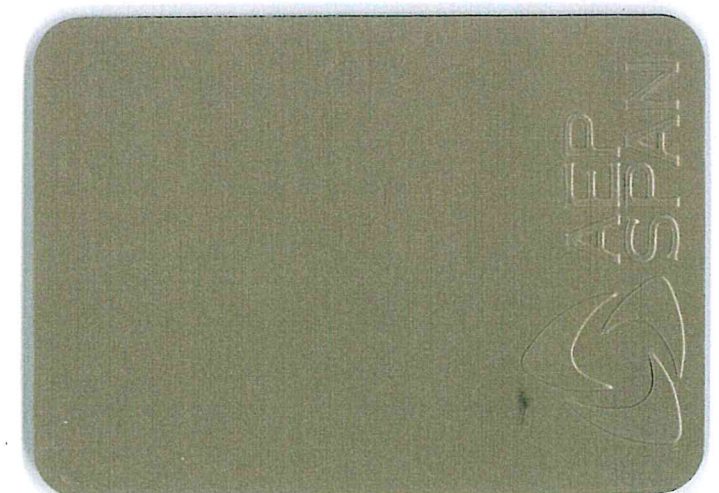
D - STOREFRONT & BREAKMETAL
COLOR TO MATCH (E):
KAUNEER CLEAR ANODIZED



G - (E) COLUMNS TO REMAIN:
SPLIT FACED CMU VENEER
CALSTONE #G142 "SLATE"



F - (E) COLUMNS TO REMAIN:
SPLIT FACED CMU VENEER
CALSTONE #G101 "DARK CHARCOAL"



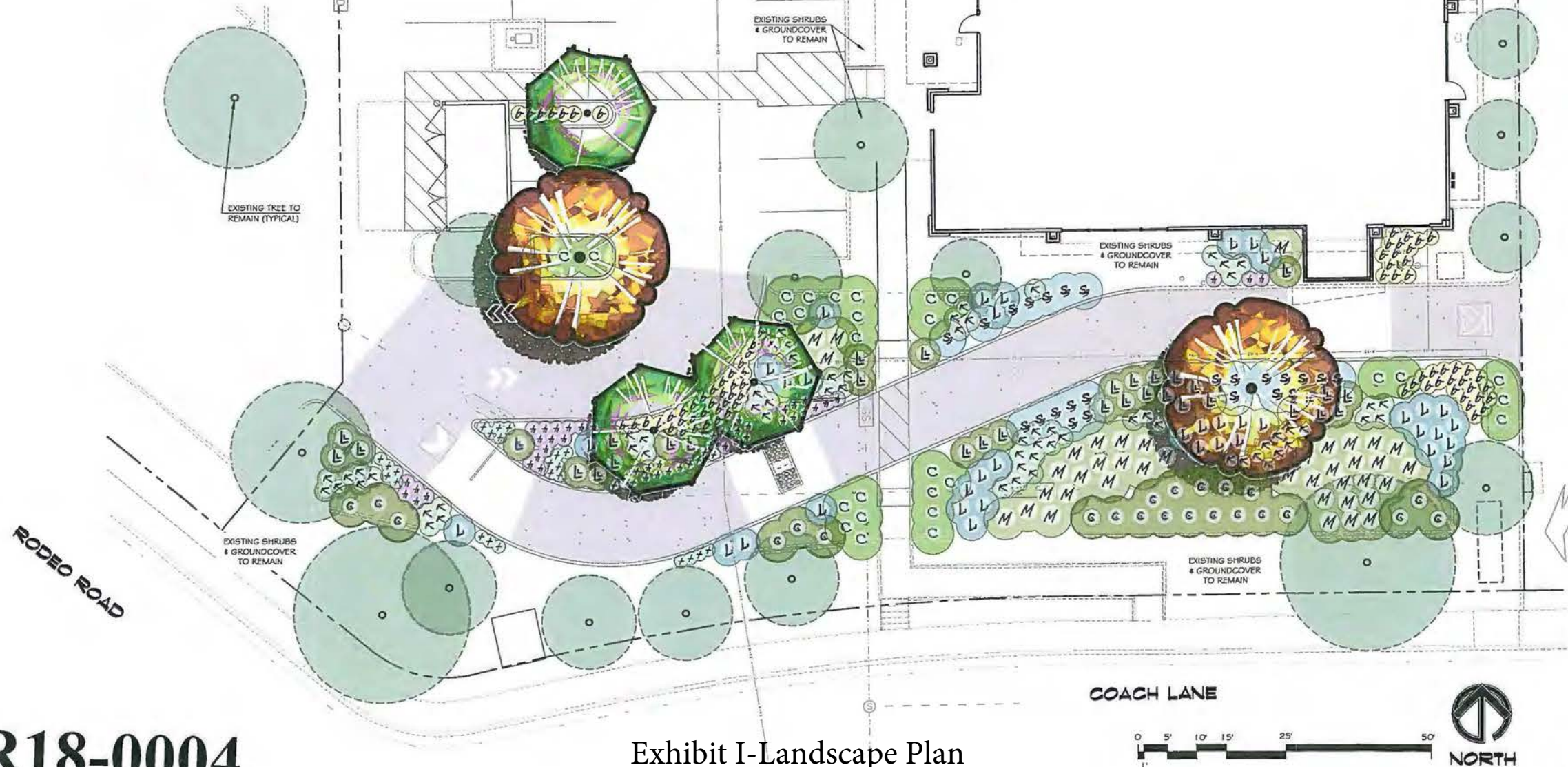
E - STANDING SEAM METAL ROOF
TO MATCH (E):
AEP SPAN "METALLIC CHAMPAGNE"

Nov 20, 2018 - 2:30pm

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PLANT LIST & LEGEND

SYMBOL	BOTANIC NAME/COMMON NAME	SIZE	QUANTITY
	LAGERSTROEMIA X. MUSKOGEE/CAPE MYRTLE	15 GALLON	3
	PISTACIA CHINENSIS/CHINESE PISTACHE	15 GALLON	1
BOG	BOUTELOUA GRACIOSA/BLUE GRAMA GRASS	1 GALLON	69
CIP	CISTUS PURPUREUS/PURPLE ROCKROSE	5 GALLON	23
CTL	COTONEASTER D. 'LOWFAST'/PROSTRATE COTONEASTER	1 GALLON	30
HSP	HESPERALOE X. 'BRAKE LIGHTS'/HYBRID RED YUCCA	2 GALLON	42
KNI	KNIPHOFIA UVARIA 'FLAMENCO'/RED HOT POKER	1 GALLON	65
LNM	LANTANA MONTEVIDEENSIS/LANTANA	5 GALLON	34
LVM	LAVANDULA A. 'MUNSTEADY/DWF. LAVENDER	1 GALLON	39
MUH	MUHLENBERGIA RIGENS/DEER GRASS	1 GALLON	40
SLB	SALVIA X. 'BEE'S BLISS'/CREEPING SAGE	1 GALLON	24
TUV	TULBAGHIA VIOLACEA/SOCIETY GARLIC	1 GALLON	35



Garth Ruffner
Landscape Architect
(916) 787-2578
4120 Douglas Blvd. #306-307, Roseville, California 95748
GarthRuffner.com CA Landscape Architect #2808

Project:

CAMERON PARK STARBUCKS

COACH LANE
COUNTY OF EL DORADO
CALIFORNIA

FOR McCANDLESS & ASSOC.

Sheet Title:

PRELIMINARY LANDSCAPE PLAN

Date: NOV. 20, 2018

Scale: 1"=10'-0"

Job Number: 38065

Sheet
Number: LA of 1